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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 28th July, 2026

THE GUJARAT TOWN PLANNING & URBAN DEVELOPMENT ACT, 1976.

No. GH/V/159 of 2026/UDUHD/MSM/e-file/18/2025/7080/L: WHEREAS, the Comprehensive General Development Control Regulation-2017 was sanctioned by Urban Development and Urban Housing Department, Govt. of Gujarat, Gandhinagar, under the provision of The Gujarat Town Planning and Urban Development Act – 1976 (hereinafter referred as the "Act") and was notified vide Notification No. GH/V/269 of 2017/EDB-102016-3629–L, dated 12.10.2017;

AND WHEREAS, the Government of Gujarat thereafter modified the Comprehensive General Development Control Regulation-2017 on dated 03.10.2019 by Notification No.GH/V/143 of 2019/EDB-102016-3629-L (hereinafter referred as "CGDCR");

AND WHEREAS, Deregulation Cell, Cabinet Secretariat, Government of India in January 2026 has recommended to the State Government for amending the Development Regulation to have "Zone-Wise Negative List" keeping in view the spirit of "Everything is permitted unless prohibited" as part of compliance reduction and deregulation;

AND WHEREAS, the Chief Town Planner of the Gujarat State has given his opinion on 18.06.2026 and recommended to amend the CGDCR to incorporate the recommendation of the Deregulation Cell, Cabinet Secretariat, Government of India;

AND WHEREAS, the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the CGDCR;

NOW, THEREFORE, in exercise of the power conferred by sub-section (1) of section-116A of the said Act, the Government of Gujarat hereby:-

(a) proposes to make the variation in CGDCR;

(b) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations made in CGDCR, as per below SCHEDULE to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the *Official Gazette.*

SCHEDULE

The Comprehensive General Development Control Regulation-2017 notified vide Notification No. GH/V/269 of 2017/EDB-102016-3629–L, on dated.12.10.2017 and modified by Notification No.GH/V/143 of 2019/EDB-102016-3629-L on dtd.03.10.2019 is modified as below.

Sr. No.	Part	Regulation No.	Proposed Modification
1	**2**	**3**	**4**
1.	I	2.12	Regulation no. 2.12 (d), (e) and (f) is replaced by, 2.12 Building "(d) "Dwelling-1" means detached dwelling unit for residential purpose, where part of it is used for ancillary purpose as per Table 6.3. (e) "Dwelling-2A" means semi-detached dwelling unit or row house or tenement for residential purpose, where part of it is used for ancillary purpose as per Table 6.3. (e1) "Dwelling–2B" means detached or semi-detached dwelling unit or row house or tenement with primary use for residential purpose, where part of it is used for ancillary purpose as per Table 6.3. (f) "Dwelling–3" means Multi Storey building used for habitation of multiple families and/or individuals such as apartments, flats, hostels, lodging and boarding. (f1) "Dwelling–4" means residential development with minimum density of 225 dwelling units per hectare and part thereof, for providing affordable housing of dwelling units up to 90 sq.mts. along with ancillary commercial use up to 10% of the total utilized FSI."
2.	I	New	Regulation no. 2.30A is added after regulation no. 2.30 as below. "2.30A Cottage Industry Means an enterprise where products are made/ services rendered mostly from home or from a work-shed, generally by the owner or with the help of family members / limited numbers of wage earners. The work done or the machinery installed is such as could be done or installed in any residential area without determent to the neighbourhood by means of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit etc."
3.	II	Table 6.2	Table 6.2 is replaced as per Annexure-1 attached herewith.
4.	II	Table 6.3	Table 6.3 is replaced as per Annexure-2 attached herewith.
5.	II	Table 6.4	Table 6.4 is replaced as per Annexure-3 attached herewith.
6.	II	Table 6.6	Sr. No.9 and 10 are deleted.
7.	II	Table 6.7	The word "RZ" is replaced by "RZ4"
8.	II	Table 6.7	Sr. No. 14 is deleted.
9.	II	Table 6.9	In Column No.3 of Sr. No.4 the word "RZ" is replaced by "RZ1" In Column No.3 of Sr. No.10 the word "RZ" is replaced by "RZ3" In Column No.3 of Sr. No.11 the word "RZ" is replaced by "RZ2" In Column No.3 of Sr. No.12 the word "RZ" is replaced by "RZ3"
10.	II	Table 6.14	The word "RZ" is replaced by "AGZ4"

<table>
<tr><th>Sr. No.</th><th>Part</th><th>Regulation No.</th><th>Proposed Modification</th></tr>
<tr><td>1</td><td>2</td><td>3</td><td>4</td></tr>
<tr><td>11.</td><td>II</td><td>Table 6.20</td><td>Table 6.20 is replaced as per Annexure-4 attached herewith.</td></tr>
<tr><td>12.</td><td>II</td><td>Table 6.21</td><td>Sr. No. 1 to 4 of Table 6.21 is modified as below.
<table>
<tr><th>Sr. No.</th><th>Use</th><th>Minimum Area of Building unit in sq.mt.</th></tr>
<tr><td>(1)</td><td>(2)</td><td>(3)</td></tr>
<tr><td>1</td><td>Mercantile-2 (for uses such as Banquet Hall, Gaming Activity, Miniplex)</td><td>1000</td></tr>
<tr><td>2A</td><td>Education-1 (Pre-School)</td><td>200</td></tr>
<tr><td>2B</td><td>Education-1 (except Pre-School), Education-2 (except AUDA)</td><td>1000</td></tr>
<tr><td>3</td><td>Assembly-1, 2 & 3, Institutional, Education-2</td><td>3500
(for AUDA only)</td></tr>
<tr><td>4</td><td>Assembly-1, 2 & 3</td><td>1500</td></tr>
</table></td></tr>
<tr><td>13.</td><td>II</td><td>Table 6.23</td><td>the words and figures “DW1 and DW2” is replaced by “DW1, DW2A and DW2B”.</td></tr>
<tr><td>14.</td><td>II</td><td>Table 6.25</td><td>In note no 5, the words and figures “DW1 & DW2” is replaced by “DW1, DW2A and DW2B”.</td></tr>
<tr><td>15.</td><td>II</td><td>6.7.2 (2)</td><td>the words and figures “DW-3” is replaced by “DW3 and DW4”</td></tr>
<tr><td>16.</td><td>II</td><td>Table 6.26</td><td>the words and figures “Dwelling 1-2” is replaced by “Dwelling 1, 2A and 2B”.</td></tr>
<tr><td>17.</td><td>II</td><td>Table 6.27</td><td>the words and figures “DW-3” are replaced by “DW3 and DW4”</td></tr>
<tr><td>18.</td><td>II</td><td>Table 6.38</td><td>the words and figures “Dwelling-1 & 2” is replaced by “Dwelling 1, 2A and 2B”.</td></tr>
<tr><td>19.</td><td>II</td><td>Table 6.38</td><td>the words and figures “DW2” is replaced by “DW2A, DW2B”.</td></tr>
<tr><td>20.</td><td>II</td><td>6.7.3</td><td>the words and figures “For Dwelling 1, 2 & 3 (Except Row house, cottage industries and pre-schools):” is replaced by “For Dwelling 1, 2A, 3 & 4 (Except Row house, cottage industries and pre-schools):”.</td></tr>
<tr><td>21.</td><td>II</td><td>6.7.3.1 (a)
6.7.3.1 (c)
6.7.3.1 (h)</td><td>the words and figures “ & DW2” is replaced by, “DW2A”.</td></tr>
<tr><td>22.</td><td>II</td><td>6.11</td><td>Reg. No. 6.11 “Development in Existing Chawls” to be deleted.</td></tr>
<tr><td>23.</td><td>II</td><td>Table 6.42</td><td>In Table 6.42: Scrutiny Charges for Steel Structure for maintenance purpose in Core Walled City of Ahmedabad, Col. 1 “Dwelling 1, 2 & 3 for Residential purpose only” is replaced by “Dwelling 1, 2A, 2B, 3 & 4 for Residential purpose only”.</td></tr>
<tr><td>24.</td><td>II</td><td>6.13.2.3</td><td>the words and figures “Dwelling-2” is replaced by “Dwelling-2A and Dwelling-2B”.</td></tr>
<tr><td>25.</td><td>II</td><td>Table 6.45</td><td>In Table 6.45: Parking requirement, Sr. No. 1, 2 and 3 are modified as under.
<table>
<tr><th>No.</th><th>Type of Use</th><th>Minimum Parking Required</th><th>Visitor's Parking (% of required parking)</th></tr>
<tr><td>(1)</td><td>(2)</td><td>(3)</td><td>(4)</td></tr>
<tr><td>1</td><td>Dwelling-1, Dwelling-2A, 2B</td><td>• 1car parking - for more than 100 sq.mts and up to 300 sq.mts of plinth area per unit. Additional 1 car parking for every 100.00 sq.mts or part</td><td>Nil</td></tr>
</table></td></tr>
</table>

<table>
<tr><th>Sr. No.</th><th>Part</th><th>Regulation No.</th><th>Proposed Modification</th></tr>
<tr><td>1</td><td>2</td><td>3</td><td>4</td></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td></td><td></td><td>there off of plinth area per unit.
• This shall be permitted within the marginal space.</td><td></td></tr>
<tr><td></td><td>Dwelling-3, 4</td><td>20% of Total Utilised FSI</td><td>10%</td></tr>
<tr><td>2</td><td>Mixed Use (Residential + Commercial), Mercantile, Religious, Hospitality, Transport</td><td>• Dwelling- 1, 2A, 2B, 3 or 4, as the case may be.
• For other uses %of utilized F.S.I. :
- 30% if building unit up to 750 sq. mts.
- 40% if building unit above 750 to 2000 sq.mts.
- 50% if building unit more than 2000</td><td>• Residential 10% and
• Commercial 20%</td></tr>
<tr><td rowspan="3">3</td><td>Assembly-1 & 2</td><td>50% of Total Utilised FSI</td><td rowspan="3">20% of the required parking</td></tr>
<tr><td>Assembly-3</td><td>50% of Building-unit Area</td></tr>
<tr><td>Assembly-Stadium</td><td>1.25 sq. mts of parking area per person of the Total stadium capacity</td></tr>
</table>
</td></tr>
<tr><td>26.</td><td>II</td><td>6.17.1.4</td><td>the words and figures “Dwelling-3” is replaced by “Dwelling-3 and Dwelling-4”</td></tr>
<tr><td>27.</td><td>II</td><td>6.17.1.4</td><td>the words and figures “Dwelling-2” is replaced by “Dwelling-2A and Dwelling-2B”.</td></tr>
<tr><td>28.</td><td>II</td><td>6.22.1.a</td><td>the words and figures “DW-3” is replaced by “DW3, DW4”.</td></tr>
<tr><td>29.</td><td>II</td><td>8.4.1</td><td>In Reg. No. 8.4.1, Sr. No. 2 (d) the words and figures “Dwelling unit 1, 2 & 3” is replaced by “Dwelling unit 1, 2A, 2B, 3 & 4”.</td></tr>
<tr><td>30.</td><td>III</td><td>13.1.1(2)</td><td>the words and figures “Dwelling-1 & 2” is replaced by “Dwelling-1, 2A & 2B”.</td></tr>
<tr><td>31.</td><td>III</td><td>13.1.4
13.1.6
13.2.1 (1)
13.4.5
13.7</td><td>the words and figures “Dwelling-1 & 2” is replaced by “Dwelling-1, 2A & 2B”.</td></tr>
<tr><td>32.</td><td>III</td><td>Table 13.2</td><td>In Table 13.2 Staircase detail, No. 1a to 2b shall be modified as below.
<table>
<tr><th rowspan="2">No</th><th rowspan="2">Use</th><th rowspan="2">Height of Building (mt)</th><th colspan="3">Staircase</th><th colspan="2" rowspan="2">Max. Travel Distance (mt.)</th></tr>
<tr><th>Min. Flight Width (mt)</th><th>Min. Tread (mm)</th><th>Max. Riser (mm)</th></tr>
<tr><td>(1)</td><td>(2)</td><td>(3)</td><td>(4)</td><td>(5)</td><td>(6)</td><td colspan="2">(7)</td></tr>
<tr><td>1a</td><td>Dwelling-1, 2A & 2B (for residential use)</td><td>Three floor, upto ≤12</td><td>1.0</td><td>250</td><td>200</td><td>25 (R)</td><td>25 (N.R.)</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><th>Sr. No.</th><th>Part</th><th>Regulation No.</th><th colspan="9">Proposed Modification</th></tr>
<tr><td>1</td><td>2</td><td>3</td><td colspan="9">4</td></tr>
<tr><td></td><td></td><td></td><td></td><td>1b</td><td rowspan="3">Dwelling-3 & 4 (for residential use)</td><td>≤12</td><td>1.2</td><td>250</td><td>180</td><td rowspan="3">25 (R)</td><td rowspan="3">25 (N.R.)</td></tr>
<tr><td></td><td>1c</td><td>>12 & ≤25</td><td>1.5</td><td>250</td><td>180</td></tr>
<tr><td></td><td>1d</td><td>>25</td><td>2.0</td><td>300</td><td>160</td></tr>
<tr><td></td><td></td><td></td><td></td><td>2</td><td>Uses except residential and industrial</td><td>For all heights</td><td>2.0</td><td>300</td><td>160</td><td colspan="2">25</td></tr>
<tr><td>33.</td><td>III</td><td>Table 13.8</td><td colspan="9">In note no 2 the words and figures “DW-1 and DW-2” is replaced by “DW1, DW2A and DW2B”.</td></tr>
</table>

ANNEXURE-1

To the NOTIFICATION NO.GH/V/159 of 2026/UDUHD/MSM/e-file/18/2025/7080/L, Dated 28.07.2026

Table 6.2: Classification of Designated Areas in Development Plan

(Instead of **Permissible Use** in column 5, **Non-Permissible Use** mentioned in column 5)

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Non-Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
1	Core Walled City	Core Walled Area	CW	DW4, M3, EDU2, AS2, AS3, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H3, H4
2	Walled City, Nucleus Vistar 1, Nucleus Vistar 2, Existing Nucleus Node, Gamtal, Gauthan, Residential area A for Alang ADA, Bhavanath for JuUDA, City Area A for JADA, BADA, RUDA, and City Area B for RUDA.	Gamtal	GM	DW4, M3, EDU2, AS2, AS3, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H3, H4
3	Village Extension, Gamtal Extension, Natural Growth of Village, Buffer zone of Gamtal	Gamtal Extension	GME	M3, IN1, IN1A, IN2, IN3, IN4, SCK, TR, AG1, AG2, AG3, H3, H4
4	Residential Zone, Mix Use (Other than Thangadh), Residential Zone -1 (other than GUDA), Residential Zone-2, 3, 4, 5 for GUDA, City Area B for JADA & BADA, City Area C for JADA, BADA & RUDA, City Area E for BADA, Residential Area B for Alang ADA, & N.A. Residential Zone for Kalavad ADA	Residential 1	R1	IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H4
5	Residential Zone R2 (other than GUDA), Residential Zone III (VUDA), City Area F (BADA)	Residential 2	R2	Those non-permissible in R1.

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Non-Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
6	Residential Zone R3 (other than GUDA & VUDA), Recreation Zone (GUDA), REZ	Residential 3	R3	DW4, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H4 **Note:** DW3, DW4 use is permissible only for area falling within 200m on either side from edge of the road in TOZ.
7	Residential Zone R1 GUDA	Residential 4	R4	Those non-permissible in R1.
8	Residential Renewal Zone (GUDA)	Residential 5	R5	DW1, DW2A, DW2B, M1, M2, M3, EDU1, EDU2, AS1, AS2, AS3, INST, REG, HO, SE, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, TEMP, H1, H2, H3, H4, TO, REC, SP&L
9	Residential Affordable Housing Zone – 1 of AUDA	Residential Affordable Housing-1	RAH1	M3, AS2, AS3, HO, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H3, H4, REC, SP&L **Note:** 1. M1, M2, AS1, SE - permissible upto 10% of utilized FSI 2. DW1, DW2A use shall be permissible in layout of small sub-plotting having NA permission and layout approved prior to dt.13-02-2009, with maximum builtup area of 300 sq.m. per unit and height upto 10m per unit.
10	Residential Affordable Housing Zone (Overlay Zone), Residential Affordable Housing Zone	Residential Affordable Housing	RAH	M3, AS2, AS3, REG, HO, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H3, H4, REC, SP&L **Note:** 1. M1, M2, AS1, SE - permissible upto 10% of utilized FSI. 2. DW1, DW2A use shall be permissible in layout of small sub-plotting having NA permission and layout approved prior to dt.13-02-2009, with maximum builtup area of 300 sq.m. per unit and height upto 10m per unit.
11	Restricted Residential Zone	Restricted Zone - 1	RZ1	Those non permissible in R1. **Note:**

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Non-Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
				Development permission shall be given as per the provisions mentioned in Reg. No. 8.5.
12	Restricted Zone RZ1, RZ2 (VUDA)	Restricted Zone - 2	RZ2	**Note:** Development permission shall be given as per the provisions mentioned in Reg. No. 8.5.
13	Restricted Area, Flood Prone Area / Zone, RZ3, RZ4, RZ5 of VUDA	Restricted Zone - 3	RZ3	No development permission.
14	Hazard Prone Area, Defence Zone	Restricted Zone - 4	RZ4	**Note:** Development permission shall be given as per the permission of competent authority and applicable Acts & Rules
15	Local Commercial Zone, Commercial Zone excluding of UDA.	Commercial 1	C1	IN1, IN1A, IN2, IN3, IN4, SCK, AG1, AG2, AG3, H4
16	Commercial Zone of UDA, Commercial Zone-I, Commercial Zone-II, Commercial Zone-III (other than GUDA), Commercial Zone-IV (other than GUDA)	Commercial 2	C2	Those non-permissible in C1.
17	Commercial Zone III & IV of GUDA	Commercial - 3	C3	Those non-permissible in C1.
18	General Commercial Zone (GCZ), General Commercial Zone	Commercial - 4	C4	Those non-permissible in C1.
19	Central Business District	Commercial – 5	C5	Those non-permissible in R1.
20	Industrial Zone General, Industrial Zone, Non Obnoxious & Non Hazardous Industrial Zone, Light Industrial Zone, Industrial-A, GIDC.	Industrial Zone- 1	IZ1	DW4, EDU1, IN3, IN4, SCK, AG1, AG2, AG3, H4 **Note:** 1. DW1, DW2A, DW3 use permissible upto 20% of utilized FSI in building used for IN1 & IN2 and built-up area upto 66 sqm. per unit 2. DW3 (Hostel) use shall be permitted as a standalone project.
21	Industrial Buffer Zone	Industrial Zone - 2	IZ2	DW4, EDU1, SCK, AG1, AG2, AG3, H4 **Note:** 1. DW1, DW2A, DW3 use permissible

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Non-Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
				upto 20% of utilized FSI in building used for IN1 & IN2 and built-up area upto 66 sqm. per unit 2. DW3 (Hostel) use shall be permitted as a standalone project.
22	Heavy Industrial Zone, Industrial Zone-Special, Obnoxious & Hazardous Industrial Zone	Industrial Zone - 5	IZ5	DW4, M1, M2, M3, EDU1, EDU2, AS1, AS2, AS3, INST, HO, IN1, IN1A, IN3, SCK, AG1, AG2, AG3, TEMP, H1, H2, H3, H4, TO, REC, SP&L **Note:** 1. DW1, DW2A, DW3 use permissible upto 20% of utilized FSI in building used for IN1 & IN2 and built-up area upto 66 sqm. per unit 2. DW3 (Hostel) use shall be permitted as a standalone project.
23	Industrial-B	Industrial Zone - 6	IZ6	DW4, IN1A, IN3, IN4, SCK, AG1, AG2, AG3, H4 **Note:** 1. DW1, DW2A, DW3 use permissible upto 20% of utilized FSI in building used for IN1 & IN2 and built-up area upto 66 sqm. per unit 2. DW3 (Hostel) use shall be permitted as a standalone project.
24	Mix Industrial Use	Industrial Zone - 7	IZ7	DW4, EDU1, IN3, IN4, SCK, AG1, AG2, AG3, H4
25	Education Zone, Educational Purpose, Education, Religious & other Facilities, Service & Institutional Purpose, Institutional, Knowledge Precinct, Institutional Zone II, Institutional Zone III, Institutional Zone IV (other than GUDA), Special Node I (I.T., Finance Services and Related Activities), Special Node 1, Special Node 1Special Node 2 (Technology and Biotech Park), Special Node 2, Health Node, Knowledge Township (VUDA)	Knowledge and Institutional Zone-1	KZ1	M3, SE, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H3, H4
26	Institutional Zone –IV (GUDA)	Knowledge and Institutional Zone-2	KZ2	Those non-permissible in KZ1.

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Non-Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
27	Restricted Institutional, Sports and Leisure Zone	Knowledge and Institutional Zone-3	KZ3	DW1, DW2A, DW2B, DW3, DW4, M1, M2, M3, AS1, AS2, AS3, INST, REG, HO, SE, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, TEMP, H1, H2, H3, H4, REC
28	Essential Public Purpose, Public Service, Necessary Public Service, Public Purpose (other than RUDA), Public & Semi-Public Purpose, Public Utility, Public Utility & Services, Neighbourhood Centre & Town Centre, Public Purpose Building, Existing Public Purpose, Public / Semi-public, Parking, Public Use	Public Purpose Zone-1	PPZ1	DW1, DW2A, DW2B, DW3, DW4, M1, M2, M3, EDU1, EDU2, AS1, AS2, AS3, INST, REG, HO, SE, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, TEMP, H1, H2, H3, H4, REC, SP&L
29	Public Purpose (RUDA)	Public Purpose Zone - 2	PPZ2	DW2B, DW3, DW4, M1, M2, M3, AS1, AS2, HO, SE, IN1, IN1A, IN2, IN3, IN4, SCK, TR, TEMP, H1, H2, H3, H4
30	Recreational, Recreational Zone 1, Recreational Zone 2, Green Institutional Zone-GI 1	Recreation Zone	REZ	DW2B, DW3, DW4, M1, M2, M3, EDU1, EDU2, AS1, AS2, AS3, INST, HO, SE, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H1, H2, H3, H4
31	Parks, Gardens and Open Space	PGO	P	DW1, DW2A, DW2B, DW3, DW4, M1, M2, M3, EDU1, EDU2, AS1, AS2, AS3, INST, HO, SE, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, TEMP, H1, H2, H3, H4, TO
32	Agriculture Zone, Agriculture, General Agriculture Zone, Agriculture (SP)	Agriculture – 1	AGZ1	DW1, DW2A, DW2B, DW3, DW4, M1, M2, M3, AS1, AS2, IN1, IN1A, IN2, IN4, H1, H2, H3
33	Prime Agriculture, Agriculture Special, High-tech Agriculture, Hi-Tech Agriculture Use	Agriculture – 2	AGZ2	Those non-permissible in AGZ1.
34	Restricted Agriculture Zone	Agriculture – 3	AGZ3	**Note:** Zoo, Botanical Garden and any activity undertaken by Government for infrastructure are permissible
35	Restricted Agriculture Zone (High Flood Zone)	Agriculture – 4	AGZ4	DW1, DW2A, DW2B, DW3, DW4, M1, M2, M3, EDU1, EDU2, AS1, AS2,

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Non-Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
				INST, REG, HO, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG2, AG3, H1, H2, H3, H4, TO, REC, SP&L
36	Logistics Zone, Logistic Park, Transport Node, Transport & Communication, Public Purpose (ST)	Logistics Zone	LZ	Those non-permissible in IZ1
37	Special Plan Development Zone of GIFT	Special Plan Development Zone-1	SPD1	Use permissible as per GIFT Master Plan.
38	Special Plan Development Zone of Sabarmati Riverfront Development	Special Plan Development Zone-2	SPD2	Use permissible as per SRFDCL Master Plan.
39	SPD – Science Park	Special Plan Development Zone–3	SPD3	DW4, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H4
40	SPD - Gandhi Ashram Special Development Area	Special Plan Development Zone–4	SPD4	Those non-permissible in R1.
41	Transit Oriented Zone, Smart City Node / Transport Node, High density zone available in both the sides of 200 m from the edge of the road	Smart City & TOZ	SPD5	IN1, IN1A, IN2, IN3, IN4, SCK, AG1, AG2, AG3, H4
42	Closed Textile Mill Zone	CZ	CZ	AS3, IN1A, IN3, IN4, ST, SCK, AG1, AG2, AG3, H4 **Note:** IN1 and IN2 use shall be permissible as per Reg. No. 8.4.1
43	Forest Land	Forest Zone	FZ	**Note:** Use permissible as per the permission of competent authority and applicable Acts & Rules
44	Fishing Beach Zone	Special Zone 1	SZ1	**Note:** Use permissible as per Environment Protection and CRZ criteria only. Temporary use from wooden and cloth made materials are permissible for fishing purpose activity.

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Non-Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
45	Buffer Zone	Special Zone 2	SZ2	Those non-permissible in IZ1.
46	Hilly Area	Special Zone 3	SZ3	**Note:** Use permissible as per Environment Regulation.
47	Heritage Zone, Heritage Precinct	Special Zone 4	SZ4	**Note:** Use permissible subject to Heritage Regulations.
48	Residential Tourist Accommodation Zone	Special Zone 5	SZ5	EDU1, EDU2, AS1, AS2, AS3, INST, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, TEMP, H1, H2, H3, H4, SP&L
49	Special Tourism Project Area	Special Zone 6	SZ6	DW1, DW2A, DW2B, M1, EDU1, EDU2, AS1, AS2, AS3, INST, REG, HO, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, TEMP, H1, H2, H3, H4, SP&L
50	Vacant Land	Vacant Land	VL	No development permission
51	Heritage Area	Heritage	HA	M3, EDU1, EDU2, AS1, AS2, AS3, INST, REG, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, TEMP, H1, H2, H3, H4, REC, SP&L **Note:** The owners of these heritage structures and buildings shall be required to conserve the following original aspects of their buildings: a) All Facades b) Building Footprint c) Character of open spaces such as courtyards, khadki, streets, etc.
52	Mix Use Zone (Thangadh)	Mix Zone	MUZ	IN3, IN4, SCK, TR, AG1, AG2, AG3, H4, TO **Note:** IN1 and IN2 for Pottery/Ceramic Industries on width of proposed road shall not be less than 9.0 mts and 30 to 35 % land shall be kept open for loading/ unloading & storage

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Non-Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
53	For D8 & D10 category development area.			
	a. Gamtal Area	---	GMD8	M3, EDU2, AS2, AS3, IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H3, H4
	b. Outside the gamtal area but within and upto 200 m from periphery of gamtal boundary	---	RMD8	M3, IN1, IN1A, IN2, IN3, IN4, SCK, TR, AG1, AG2, AG3, H3, H4
	c. Outside the gamtal area but greater than 200 m from periphery of gamtal boundary	---	RMD9	All types of uses permissible
54	GIDC	---	GIDC	As specified by GIDC.
55	SPD-H-Node (SUDA)	Special Plan Development Zone–6	SPD6	DW1, DW2A, DW2B, M1 (Light Home Workshop), IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H4
56	SPD-KP-Corridor (SUDA)	Special Plan Development Zone–7	SPD7	IN1, IN1A, IN2, IN3, IN4, ST, SCK, TR, AG1, AG2, AG3, H4

Note:

1. The Use zone for sr. no. 53 and 54 are general land use controls or under GIDC Act. They are not designated under the GTP&UD Act.
2. In other than urban area, the regulations of D8 category shall be applicable with the condition of maximum building height permissible to be 16.5 mt.

ANNEXURE – 2

To the NOTIFICATION NO.GH/V/159 of 2026/UDUHD/MSM/e-file/18/2025/7080/L, Dated 28.07.2026

Table 6.3: USE PERMITTED IN EACH CATEGORY

Sr. No.	Use		Uses
	Classification	Code	
(1)	(2)	(3)	(4)
1	Dwelling-1	DW1	Detached dwelling unit Part of Residential Building may be used for professional requirements up to 50 sq.mt. built up area, as office, by Advocate, Doctors, Architects, Engineers and Chartered Accountants **Note:** 1. Maximum permissible height shall be 12m

Sr. No.	Use		Uses
	Classification	Code	
(1)	(2)	(3)	(4)
			2. Pre-school use shall be permissible as part of DW1 use upto 50 sq.mt. built up area.
2	Dwelling-2A	DW2A	Semi-Detached dwelling unit, Row House, Tenement Part of Residential Building may be used for professional requirements up to 50 sq.mt. built up area, as office, by Advocate, Doctors, Architects, Engineers and Chartered Accountants **Note:** 1. Maximum permissible height shall be 12m 2. Pre-school use shall be permissible as part of DW2A use upto 50 sq.mt. built up area.
3	Dwelling-2B	DW2B	Part of Dwelling-1 or Dwelling-2A unit used for Cottage or Jari Industry **Note:** 1. Maximum permissible height shall be 12m 2. Cottage or Jari Industries shall be permitted upto a maximum of 50 sq.m. of the total built-up area. For developments exceeding 50 sq.m., these activities must be located within building units or layouts abutting a public road with a minimum width of 30m. For subplots on smaller internal roads, if the overall layout has been previously sanctioned based on a road width of 30m or more, DW2B shall be permissible. 3. In any case, the aggregate area of cottage Industry or Jari Industry shall not be permitted more than 50% of the total built up area.
4	Dwelling-3	DW3	Flat, Apartment, Hostel, standalone Paying-Guest (PG), Dharamshala, Dwelling-1 and Dwelling-2A above 12m building height
5	Dwelling-4	DW4	Residential Affordable Housing
6	Mercantile-1	M1	Shop, Shopping Centre, Showroom, Office, Corporate Office, Activity Related to IT, Restaurant, Private owned food court, Clinic, Clinical Laboratory, Day Care Hospital, Fitness Centre, Coaching Centre, Training Centre, Miniplex (having capacity upto 40 seats per screen and upto 1 screen), Workshop, Light Home Workshop **Note:** In case of D1 and D2 category, a Light Home Workshop permission must be located within building units or layouts abutting a public road with a minimum width of 30m. For subplots on smaller internal roads, if the overall layout has been previously sanctioned based on a road width of 30m or more, Light Home Workshop shall be permissible.
7	Mercantile-2	M2	Indoor Hospital upto 20 beds, Banquet Hall (other than standalone), Miniplex (having capacity upto 40 seats per screen and upto 5 screens), Gaming Activity (other than standalone) **Note:** Banquet Hall, Miniplex, Gaming Activity as described above shall be permissible as part of M2 use upto 20% of utilized FSI
8	Mercantile-3	M3	Wholesale Market, Diamond Industry
9	Educational-1	EDU1	Pre-schools, Primary Schools, Secondary Schools, Higher Secondary Schools
10	Educational-2	EDU2	Polytechnic, College, University and ancillary use
11	Assembly-1	AS1	Community Hall, Banquet Hall, Town Hall, Wadi

Sr. No.	Use		Uses
	Classification	Code	
(1)	(2)	(3)	(4)
12	Assembly-2	AS2	Convention Centre, Auditorium, Planetarium, Museum, Exhibition Hall, Shopping Mall, Cinema, Multiplex, Stadium, Club
13	Assembly-3	AS3	Party Plot, Garden Restaurant, Drive-in-Cinema, Golf Course
14	Institutional	INST	Research & Development Centres, Buildings of Associations of professional bodies, Library, Old Age Home, Specially abled Home **Note:** Dwelling-1,2A & 3, Retail Shops and Restaurants shall be permissible as a part of Institutional building upto 20% of utilised FSI
15	Religious	REG	Temples, Church, Mosque, Gurudwara, Synagogue, Upashraya, Sant Niwas or any Religious Structure **Note:** Ancillary use upto 20% of utilised FSI shall be permitted.
16	Hospitality	HO	Guest House, Lodging and Boarding, Serviced Apartment, Hotel, Resort
17	Service Establishment	SE	Auto Repair, Workshop, Wood Workshop, Fabrication, Public-Garage
18	Industrial-1	IN1	All type of Light Service Industries, Small Factories, Warehouses(IN), Newspaper Printing Press, Concrete Batching Plant, stone cutting and polishing, Poultry Farm, Dairy, Assembly Plant, Shipping Recycling Unit, Scrape Processing/Cutting Unit, Industrial Row House, Industrial shed, Fly Ash.
19	Industrial-1A	IN1A	All industries manufacturing tiles, fitting for bathroom and sanitary wares, ceramic, ceramic store, clay, glass and also ancillary industries related to manufacture of tiles, clay bricks, concrete blocks for paving and other materials and their equipment.
20	Industrial-2	IN2	All Industries except Obnoxious and Hazardous Industries, Junk Yard, Textile Units, Agro-industries, Packaging, Mechanical Engineering, Steel re-rolling, Metal Manufacturing/ Sorting etc., Oil Processing/ Storage, Ice Factory, Cold Storage, Oxygen Plant, Quarrying of Stone, Quarrying of Gravel, Quarrying of Clay, Dumping of Solid Waste.
21	Industrial-3	IN3	Slaughterhouse, Meat Processing Units, Leather Processing Units, Cold Storage, Oxygen Plant, Agro-industries, Fly Ash
22	Industrial-4	IN4	Fuel Storage, Storage of inflammable materials, Storage of Hazardous Materials, Thermal Power Plant, Power Plant, Gas Plant, Obnoxious and Hazardous Industries, Chemical Industries, Obnoxious and Hazardous Uses, Dying industries
23	Storage	ST	Warehouse(ST), Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory, LPG Cylinder Godown [subject to NOC/Approval and conditions laid down by concerned department/authority]
24	Small Centre (Kothar)	SCK	Building related to agricultural activities, small godowns / storage, having building dimensions not exceeding 30 mtrs. X 12 mtrs.
25	Transport	TR	Truck Terminal, Bus Terminal (by private enterprise), Transport Terminal for Goods and Passengers
26	Agriculture-1	AG1	Farm House, Horticulture, Repair and Sale of agricultural equipment, way-side Shop, Agricultural Vocational Training Centre, Saw Mill, Brick Kiln, Dairy Development, Fisheries, Animal Rearing and Breeding, Animal Shed, Panjarapole, Agro Based Storage, Concrete Batching Plant, Roofing Tiles and Cement Pipes, Cemetery, Burial Ground.

Sr. No.	Use		Uses
	Classification	Code	
(1)	(2)	(3)	(4)
27	Agriculture-2	AG2	Agricultural Vocational Training, Shooting Range, Drive-in Cinema, Golf Course, Fishing, Aquaculture and industrial processing of fish, Ship Building or Ship Breaking, Harbour ferry hovercraft service marine transport, Mining and Quarrying, Dumping of Solid Waste, salt pans and non- polluting salt processing activity Any Type activity permissible as per the provision of the Environment Protection Act-1986 and Environment (Protection Rules-1986)
28	Agriculture-3	AG3	Poultry Farm, Animal rearing, Agro-based Godowns
29	Temporary Use	TEMP	Fair, Circus, Exhibition, Mela, Pandal, Fisheries related activities
30	Public Utility	PU	Sub-station, Bus Station and Terminals, Multi Modal Transport Hub, Fuelling and eV Station and Storage with and without Service Station, Parking, Multi-level Parking; Infrastructure for Water Supply, Purification Plant, Pumping Station, Electricity Sub-station; Drainage, Sanitation, Domestic Garbage Disposal Collection, Solid Waste Transfer Station; Pumping Station, Electricity, Purification Plant, Fire Stations, Solar Power Plant, [Crematorium, Cemetery, Burial ground]2 or any development activity carried out by appropriate authority for public purpose
31	Public Institutional	PI	Any offices for appropriate authority, government and semi government, Public assembly, Public facilities and amenities like Health Public facilities and amenities like Transport and Communication, Public facilities and amenities like public security, Public facilities and amenities like social welfare Recreation of any Type, Post Office, Police –Chowki, ward office
32	Health-1	H1	PHC, Clinic, Dispensary
33	Health-2	H2	Indoor Hospital up to 20 Bed, Surgical Hospital, Nursing Home
34	Health-3	H3	Hospital of more than 20 Bed , Civil Hospital, Medical College and Research Centre
35	Health-4	H4	Hospital for infectious diseases, Mental Hospital
36	Tourism Services	TO	Tourism sponsored activity
37	Recreation Use	REC	Racetrack, Shooting Range, Zoo, Gardens, Nursery, Botanical Garden, Play Fields, Gaming Activity Area (standalone)
38	Sports and Leisure	SP&L	Sports Complex, Swimming Pool, Playfield, Camping Ground, Facility for water sports, water park, Theme/ Amusement Park, Aquarium, Zoo, Botanical Garden.

ANNEXURE – 3

To the NOTIFICATION NO.GH/V/159 of 2026/UDUHD/MSM/e-file/18/2025/7080/L, Dated 28.07.2026

Table 6.4: Use Control as per road width

Sr. No.	Road Width	Building Uses permissible		Restrictions for Commercial Use (M1 & M2)
		Core Wall (CW) & Gamtal (GM)	Other than Core Wall (CW) & Gamtal (GM)	
(1)	(2)	(3)	(4)	(5)
1	Less than 9 m.	DW1, DW2A, DW3, H1	DW1, DW2A, REG, H1	
2	9 m. and less than 12 m.	All permitted in Sr. No. 1 and DW2B, M1, M2, HO, H1	All permitted in Sr. No. 1 and DW3, EDU1, REG, AS1 (G+1), M1, H1, H2.	Ground Floor Only

Sr. No.	Road Width	Building Uses permissible		Restrictions for Commercial Use (M1 & M2)
		Core Wall (CW) & Gamtal (GM)	Other than Core Wall (CW) & Gamtal (GM)	
(1)	(2)	(3)	(4)	(5)
3	12 m. and less than 18 m.	All permitted in Sr. No. 2 and REG, PI, H2	All permitted in Sr. No. 2 and DW2B, DW4, M2 (with Miniplex upto 3 screens), AS1, H3, PI, PU TEMP. In addition for RUDA HO, INST, SP&L, REC, SE, M2, EDU2, AS3.	• Ground and First Floor Only. • For RUDA and D2 category, all floors, if hollow plinth is kept open for parking Provided that such uses shall be permitted in D2 category on less than 15mt. wide road, after keeping a setback of 7.5 mt. from the centre line of the road.
4	18 m. and less than 24 m.	DW1, DW2A, DW2B, DW3, M1, M2, REG, AS1, HO, PI, H1, H2, H3	DW1, DW2A, DW2B, DW3, DW4, M1, M2, REG, EDU1, EDU2, INST, HO, AS1, AS2, AS3 (only Party Plot, Garden Restaurant), SE, TEMP, REC, SCK, PI, PU, H1, H2, H3. In addition for RUDA M3.	All Floors
5	24 m. and less than 30 m.	All permitted in Sr. No. 4, H4	All permitted in Sr. No. 4 and H4.	All Floors
6	30 m. and more	All permitted in Sr. No. 5 and EDU1	All permitted in Sr. No. 5 and M3, ST, TR, SP&L, SCK, AS2, AS3.	All Floors

Note:

1. Uses permissible in logistic zone shall be allowed irrespective of road width of TP Scheme.
2. Commercial use on ground and first floor shall be permitted on existing building or otherwise abutting on a road which is less than or equal to 12 mt. Provided that a setback of 7.5 mt, from the center line of the road is kept and provided further that the land falling in the setback shall be handed over to the competent authority without any compensation. Also for the computation of FSI the area of building unit prior to setback shall be considered.

ANNEXURE – 4

To the NOTIFICATION NO.GH/V/159 of 2026/UDUHD/MSM/e-file/18/2025/7080/L, Dated 28.07.2026

Table 6.20: Use and Maximum Permissible F.S.I. for Agriculture Zone Categories D1 to D7(B)

No.	Permissible Use	FSI	Ground Coverage	Maximum Permissible Building Height	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1.	Agriculture - 1 (Farmhouse)	0.1	5%	8mts	1. Only one farmhouse per Building-unit shall be permitted. 2. No subdivision of the land shall be permissible. 3. Common Plot not required. 4. Minimum Area of any block no./ survey no./Hissa no./ shall be 4000 sq.mt, except Public utility & public Institutions.
2.	Agriculture - 1 (except Farmhouse) & Agriculture - 2, Sports & Leisure, Parks, Assembly-3	0.1	5%	15mts	
3.	Religious, Educational 1&2,	0.45	15%	15mts	

No.	Permissible Use	FSI	Ground Coverage	Maximum Permissible Building Height	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
	Institutional, Agriculture-3, Industrial 3, Transport, Storage, Service Establishment, Public Utility, Public- Institutional, HO, H4				5. For Udwada ADA minimum Area of any block no./survey no./Hissa no./FP no. shall be 2000 sq.mts, except Public utility & public Institutions. 6. Road Side Margin shall be 30.00 mt. except in case of Public Utility building and Fueling & Electric Vehicle (eV) charging stations.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Government Central Press, Gandhinagar.

Signature Not Verified
Signed by : BHOLUSINGH G THAKUR
Senior Manager
Government Central Press, Gandhinagar
Date : 2026.08.04 13:03:55 IST